

Appendix A1 Applicant's OPA Submission

By-Law 2019 -XXX
Official Plan Amendment XX

Official Plan Amendment Number XX to the Town of Oakville Livable Oakville Official Plan

Constitutional Statement

The details of the Amendment, as contained in Part 2 of this text, constitute Official Plan Amendment Number XX to the Town of Oakville Livable Oakville Plan.

Part 1 – Preamble

A. Purpose

The purpose of this amendment is to incorporate specific amendments to the Livable Oakville Official Plan to facilitate the development of the Subject Lands with an 28-unit residential townhouse dwellings and one single-detached dwelling development as well as reverting an existing day care building back to a single detached residential dwelling within the defined setback for the Valleylands system.

B. Location

The subject lands are located on the west side of Bronte Road, north of Rebecca Street and adjacent to the Bronte Creek. The Subject Lands are made up of an assembly of four properties.

C. Basis

A redesignation of the of the subject lands to 'Medium Density Residential' will allow for a more efficient use of land, will assist in creating diversity in the housing mix, and a more compact urban form to be achieved as encouraged by the Provincial Policy Statement, the Growth Plan, the Region of Halton Official Plan.

The proposed built form is supportable given its location along an Arterial Road with transit access, and its compatibility with the built form in the surrounding neighbourhood.

The proposed amendments will allow for a more diverse housing mix in the area and will assist in facilitating the creation of complete communities in the Town, therefore better meeting the diverse housing needs of the Town's population.

The retention/reverting of the existing day care building back to residential dwelling within the area to be designated as 'Natural Area', conforms with the Provincial Policies and enables the Town of Oakville retain the natural features surrounding it.

Part 2 – The Amendment

A. Text Changes

The amendment includes the changes to the text of the Livable Oakville Plan listed in the following table. Text that is underlined indicates new text to be inserted into the Livable Oakville Plan. Text that is crossed out ("strikethrough") is to be deleted from the Plan.

Item No.	Section	Description of Amendment
	27.1.XX South West Exceptions – Schedule I	<p>Add the following site specific policies to the exceptions section as a new exception number XXX:</p> <p>On the lands designated Medium Density Residential on the west side of Bronte Road, north of Rebecca Street, in addition to the permitted uses, a single detached dwelling built form within the Residential Medium Density designation may also be permitted; and to permit an overall density of 26 units per site hectare;</p> <p>On the lands designated Natural Area on the west side of Bronte Road, north of Rebecca Street, permit a single detached dwelling within an existing structure.</p>

B. Schedule Change

The amendment includes the changes to the schedules to the Livable Oakville Plan listed in the following table, and shown in Appendix 1.

Item No.	Schedule	Description of Amendment
1.	Schedule I – Central Land Use	<p>Amend Schedule I as shown in Appendix 1</p> <ul style="list-style-type: none">- Redesignate the Subject Lands from Residential Low Density to Medium Density special policy area XX.- Redesignate the lands located within 15 metres from the Long Term Stable Slope from Low Density Residential and Natural Area to Natural Area special policy area XX.

APPENDIX 1
Amendments to Schedule I of the Livable Oakville Plan



